

Attachment-4 Recommended Zoning, Regulations and Conditions

4A – Zoning Regulations – By-law (2023)-20790

The following Zones are proposed on the subject lands as shown in the proposed zoning map for Zoning By-law (2023)-20790 in Attachment-8.

While uses permitted with the RH.7 Zone are in effect, certain regulations associated with the RH.7 Zone remain under appeal and are not yet in effect. To address this, the amending By-law will include all regulations for this Zone of Zoning By-law (2023)-20790, as amended, that are under appeal, to bring site-specific zoning into force in a manner consistent with the intent of Zoning By-law (2023)-20790, as amended.

The following specialized zoning regulations are requested for the Site-specific High Density Residential 7 (RH.7-21) Zone (apartments):

Permitted Uses

In accordance with the permitted Uses under Section 6.2, Table 6.1 of By-law Number (2023)-20790, as amended.

Regulations

In accordance with Section 3, Table 6.32, Table 6.33, Table 6.34, Table 6.35, and Table 5.2 of the By-law, with the following exceptions and additions:

Front Lot Line

Despite Section 3, Speedvale Avenue East shall be recognized as the front lot line for zoning purposes.

Maximum Density

Despite Table 6.3.2, the maximum net density shall be 200 units per hectare

Minimum Front Yard Setback

Despite Table 6.33, the minimum front yard setback shall be 2.3 metres.

Rooftop Landscaped Open Space

Despite Table 6.33, the minimum required landscaped open space percentage shall be 31.96%, inclusive of the Blue Roof.

Minimum Buffer Strip

Despite Table 6.33, a minimum 1.5 metre buffer strip is required from the rear lot line.

Maximum Building Height

Despite Table 6.34 and Section 4.14.4, building heights shall not exceed 6 storeys with an angular plane of 50 degrees from the centre line of the street.

Angular Plane

Despite Table 6.35, building heights shall not exceed an angular plane of 70 degrees measured from the property line for the interior side yard adjacent to RL.1 and/ or RL.2 zone.

Off-Street Parking

Despite Table 5.3.2, off-street parking shall be required at a rate of 0.97 spaces per unit.

Visitor Parking

Despite Table 5.3.2, a minimum of 3 parking spaces shall be required for the use of visitor parking

Parking Space Dimension

Despite Table 5.2, the parking space dimension for interior or exterior parking spaces shall be a minimum of 2.6 metres in width by 5.5 metres in length (excluding any obstructions).

Parking Setback from a Lot Line

Despite Table 5.2.2, the rear yard parking setback shall be a minimum of 1.5 metres.

Active Entrances

Despite Table 6.34, only one active entrance is required facing Speedvale Avenue East and one active entrance is required facing Manhattan Court.

Bicycle Parking

- Bicycle parking spaces shall be provided at a minimum rate of 0.58 spaces per dwelling unit for long term bicycle parking, or 28 spaces.
- Bicycle parking spaces shall be provided at a minimum rate of 0.17 spaces per dwelling unit for short term spaces, or 8 spaces.
- The provisions of Table 5.7, Section 5.8.1, and Section 5.8.2 do not apply.

4B – Proposed Conditions of Site Plan Approval

The following conditions are provided as information to Council and will be imposed through site plan approval pursuant to Section 41 of the Planning Act.

1. That the Owner/Developer shall apply to the City for site plan approval in accordance with Section 41 of The Planning Act. The application shall include submitting a detailed site plan, indicating such items as proposed servicing, grading and drainage, erosion and sediment control, access, parking and traffic circulation to the satisfaction of the General Manager of Planning and Building Services and the General Manager/City Engineer. Such plans shall be certified by a Professional Engineer. All applications for a building permit shall be accompanied by a plan that shows that the proposed building, grading and drainage is in conformance with the approved overall drainage and grading plan.

2. That the Owner/Developer commits and agrees that the details of the layout and design for the development of the subject lands shall be generally in accordance with the current conceptual site plan in Attachment-9 of Decision Report 2024-368.
3. That the Owner/Developer enter into an agreement with the City, to be registered on title, satisfactory to the City Solicitor which includes all requirements, financial and otherwise to the satisfaction of the City of Guelph.
4. That prior to site plan approval, the Owner/Developer shall demonstrate to the satisfaction of the General Manager of Planning and Building Services a commitment to incorporate features into the development that will implement recommendations of the City's Community Energy Initiative (CEI) and the overall goal of becoming a net zero carbon community by 2050.
5. That prior to site plan approval, the Owner/Developer shall address comments outlined in the memo from Engineering and Transportation Services dated August 16, 2024.
6. That prior to the issuance of a building permit, the Owner/Developer shall address comments outlined in the memo from Park and Trail Development Department dated July 12, 2024.
7. That prior to the issuance of a building permit, the Owner/Developer shall provide satisfactory supporting documentation and a statutory declaration confirming that the project is a non-profit housing development defined in subsection 4.2 (1) of the Development Charges Act.
8. That prior to site plan approval, the Owner/Developer shall contact the Upper Grand District School Board to address the School Board's comments dated July 4, 2024, regarding signage and notification to purchasers.
9. That prior to site plan approval, the Owner/Developer shall contact Canada Post to address Canada Post comments dated June 21, 2024.